FG/15/08

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Proposed first floor bedroom extension, Moon Cottage, 7 Brook Lane, Ferring.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed first floor bedroom extension measures approximately 5m in length, 8.4m in depth and 3.5m in height.
SITE AREA	Approximately 375 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A.
TOPOGRAPHY	Property is on a slightly higher level than Brook Lane.
TREES	None affected by the application.
BOUNDARY TREATMENT	Front boundary to Brook Lane has hedging approximately 3m in height, side west boundary has hedging over 3m in height, side east boundary has hedging over 3m in height, rear boundary has fencing + ivy approximately 2m-3m in height.
SITE CHARACTERISTICS	Detached two storey property with front and rear dormers, wooden shed to westerly side of garden area. The walls are rendered painted white with red tile hanging on front dormers and a red tiled roof.
CHARACTER OF LOCALITY	Two storey terraced and detached properties of various styles and design, commercial premises (Benton Weatherstone) to rear and side of site.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
FG/51/79	Proposed additional bedrooms and extension to lounge.	Approved/Conditionally 09-05-1979.
FG/87/79	Extension to lounge and bedrooms at first floor in new roof.	Approved/Conditionally 04-07-1979.
FG/180/79	Repairs and improvements with walls.	Approved/Conditionally 16-01-1980.
FG/83/06	Single garage and store.	Approved/Conditionally 26-07-2006.

FG/15/08

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Ferring Parish Council	Awaited.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None.	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Right of Way

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1
Arun District Local Plan : GEN2, GEN7, DEV19.

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

COMMENT ON CONSULTATION RESPONSES

None.

COMMENT ON REPRESENTATIONS RECEIVED

None.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The dwelling is set back from the front of the site by approximately 15m and the application seeks to extend at first floor level over the existing single storey element on the front and east side elevation to create an additional bedroom. This will extend the front and rear dormers and will be the whole depth of the existing building. The size and design of the extension is considered acceptable and the materials to be used will be in keeping with the main building. There are no neighbouring properties to the east and rear as the adjoining site is the commercial premises of Benton Weatherstone and the access road to the site is located to the east of the proposal. The neighbouring property to the north is approximately 30m from the proposal.

Taking into account the above, it is not considered that the proposal would detrimentally harm any neighbouring property by way of overbearing effect, overshadowing, overlooking or loss of privacy.

Although the proposal will be visible from the front of the site in Brook Lane it is not considered to be obtrusive in the street scene, nor would it be out of keeping with the surrounding residential area.

It is therefore recommended that the application be approved, subject to the condition set out overleaf.

RECOMMENDATION FG/15/08/

TOWN AND COUNTRY PLANNING ACT 1990

RECOMMENDATION

Application Ref: FG/15/08/

1 **To Addressee**

2 **Site Address**

Moon Cottage
7 Brook Lane
Ferring

3 **Description of Development**

Proposed first floor bedroom extension.

4 In pursuance of their powers under this Act and related Orders and Regulations the Council PERMIT this development to be carried out in accordance with the application and plan and subject to compliance with the conditions specified.

RECOMMENDATION

FG/15/08/

CONDITION 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

INFORMATIVE:

Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: LOC1, DEV1

LOCAL PLAN: GEN2, GEN7, DEV19

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.

Case Officer: Mrs J Chapman